

STATE MS.-DESOTO CO.
FILED

JUL 15 3 33 PM '98

BK 336 PG 551
W.E. DAVIS CH. CLK.

Prepared by and Return to:
N. MS Title & Escrow, LLC
Hugh H. Armistead, Attorney
P.O. Box 609
Olive Branch, MS 38654
601-895-4844

**J & W DEVELOPMENT COMPANY, INC.,
a Mississippi Corporation,**

**GRANTOR,
TO**

QUITCLAIM DEED

**NORTH MISSISSIPPI TITLE AND ESCROW, LLC,
a Mississippi Limited Liability Company,**

GRANTEE

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **J & W DEVELOPMENT COMPANY, INC., a Mississippi Corporation**, does hereby grant, bargain, sell, quitclaim and convey unto **NORTH MISSISSIPPI TITLE AND ESCROW, LLC, a Mississippi Limited Liability Company**, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

.31 acres, more or less, situated in the Northwest Quarter of Section 28, Township 1 South, Range 6 West, City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

A 125.5 foot x 107.6 foot parcel of land lying Southwest of and fronting 125.5 feet on the Southwest line of Highway 78, 100 foot right of way at 40 feet Northwestwardly from the center line of Maywood Drive as measured along the Southwest line of Highway 78, and being in the Easternmost corner of the Millican 2.0 acre tract, more or less, said Millican 2.0 acres being situated in the Northeast Quarter of Section 28, Township 1, Range 6 West, DeSoto County, Mississippi and said Millican tract being shown by deed of record in Deed Book 59, at Page 59, in the Deed Records of DeSoto County, Mississippi, with said tract lying in Section 28, Township 1, Range 6 West, and being more particularly described as follows, to-wit: BEGINNING at the Easternmost corner of the Millican 2.0 acre tract (as above described), said Point of Beginning also being a point in the Southwest right of way line of U.S. Highway 78 100 foot right of way at 40 feet Northwestwardly from the center line of Maywood Drive as measured along the Southwest line of said Highway 78, thence Southwestwardly along the Southeast line of the Millican 2.0 acres a distance of 107.6 feet to a point. The Southernmost corner of this parcel; thence Northwestwardly, parallel to U.S. Highway 78, 125.5 feet Northwestwardly from the Point of Beginning and being the Northernmost corner of this parcel; thence Southeastwardly along the Southwest line of U. S. Highway 78 a distance of 125.5 feet to the Point of Beginning, subject to unrecorded easement 19.4 feet wide along the frontage of this parcel for utilities and parking. Also included in this conveyance is a one-story concrete block building located on the above-described premises with all fixtures located therein. This property being the same property conveyed to Beryl Pennington by Trustee's Deed of Record in Deed Book 235, at Page 78 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

Taxes for the year 1998 are to be paid by the Grantee, and possession is to take place upon delivery of this deed.

WITNESS THE AUTHORIZED SIGNATURE OF THE GRANTOR, this the 24th day of June, 1998.

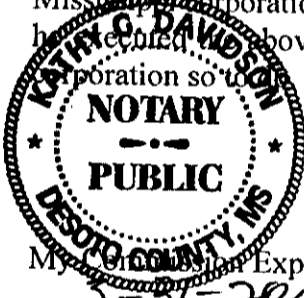
J & W DEVELOPMENT COMPANY, INC.

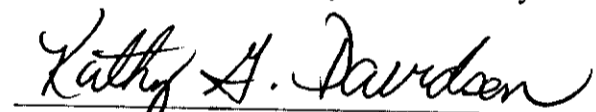

By: Louis S. Steen, President

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 24th day of June, 1998, within my jurisdiction, the within named LOUIS S. STEEN, who acknowledged that he is PRESIDENT of J & W DEVELOPMENT COMPANY, INC., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.




NOTARY PUBLIC

My Commission Expires:
3-31-2000

Grantor's Address: 6760 Autumn Oaks Drive, Olive Branch, MS 38654
Home No. n/a; Business No. (601) 895-5547

Grantee's Address: P.O. Box 609, Olive Branch, MS 38654
Home No. n/a; Business No. (601) 895-3357